

## **Ansley Park**

TRC Planning Review – 5/14/19

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- Include stormwater and construction plan signature blocks on all plan sheets.
- Provide detail and screening for solid waste disposal.
- Provide site and building data on plan for area set aside for Fairfield Park to remain in compliance with its land use mixing requirements.
- Provide copy of restrictive covenants that show compliance with required unified ownership/control and property owner's association. This applies to all phases.
- All common areas and open space areas must be placed under the control of the property owner's association (covenants) and be maintained in perpetuity. Open space areas must be dedicated via plat.
- Provide architectural elevations that support narrative.
- For Category B density bonus provide details on transit service, including agreement (minimum of two years).
- Street trees are required along all rights-of-way. Modify spacing to eliminate gaps.
- Identify extent (min/max) of streetyard areas. All streetyard plantings must be located within these areas.
- Streetyard plantings, trees and shrubs, are calculated the same way. Linear feet of frontage minus driveway times multiplier. One tree and six shrubs per 600 square feet. Streetyard calculations are incorrect.
- Landscape islands are required at the end of each parking row. All required islands must be a minimum of 12-feet wide and contain 216 square feet. Each island requires a tree and shrubs/ground cover.
- Foundation plantings are only required along facades adjacent to parking areas.
- Façade area calculations do not appear to be correct (ex. Building 1 is 45' tall and 177' long = 7965 sq ft)
- There are a number of trees located outside of essential site improvements that are identified for removal. See mark-up. Stormwater design may need to be modified to allow for tree retention. It may be helpful to sit down with Engineering and Planning to review stormwater and tree removal.
- Landscape islands can be adjusted to save a number of trees. See mark-up.
- A tree removal permit is required.